

# SHADE SAILS

### Introduction

Shade sails are generally constructed with steel columns and shade cloth and can be connected to the roof of the dwelling. They are generally demountable so that they can be taken down in the event of a cyclone.

This information sheet explains the requirements for the approval and general requirements relating to Shade Sails.

### Definitions

A **shade sail** is an area covered by shade cloth or sail material that is water permeable and is supported by columns and/or the roof of the dwelling.

### Information and Advice

The Western Australian Building Act 2011 requires that a Building Permit be taken out for a building, prior to commencing any work on site. The Building Code of Australia (**BCA**), the Sail and Shade Structure Policy and the Local Planning Scheme set out the minimum requirements applicable to the location and construction of shade sails.

### Is a Building Permit required for a shade sail?

**Yes.** A Building Permit approval is required for shade sails located in Cyclonic regions of Western Australia as defined in AS 1170.2.

### What plans and specifications do I need to submit with my application for a Building Permit?

One copy of the following plans and details are required:

- A full site plan is to be submitted, showing the location of the shade sail, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200;
- Structural details of all materials and fixings of the building are to be shown on the plans;
- The heights of the sail are to be indicated on the plan also.

### Who submits the application?

Either the property owner or the party contracted to construct the shade sail must submit the application.

### What materials must be used to construct a shade sail?

A shade sail is to be constructed to withstand Region C, Terrain Category 2 cyclonic conditions and, as such, a durable material must be used. Generally, for shade sails to comply with the structural requirements for cyclonic conditions, the supports are normally made from steel construction. The fabric and fixings must be capable of withstanding wind speeds of 61 m/sec or have “weak links” incorporated in the design.

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## **Do I need a structural engineers design for the shade sail?**

**Yes.** A professional Structural Engineer must certify that the structure is capable of withstanding Region C, Terrain Category 2 cyclonic wind speeds and that the fabric and fixtures must be capable of withstanding wind speeds of 61 m/sec or have “weak links” incorporated in the design.

## **How far from the boundary of a property can I locate a shade sail?**

All parts of a shade sail are required to be located within your property boundaries, including the footings of the posts. No part of the fabric is to be closer than 750 mm to any boundary.

## **Fees**

Fees are available on the Shire of Broome website under the Building Fees & Charges link

## **Fines and Penalties**

Failure to obtain a Building Permit for a shade sail is an offence under the WA Building Act 2011. The Shire may choose to prosecute for failure to obtain a Building Licence. The maximum penalty for this offence is \$100,000. The Shire may also serve a Notice on the owner or builder to remove the structure. If you object to the local government’s order you may have a right of review to the State Administrative Tribunal.

## **Will my property require Planning Approval?**

Where the proposed shade sail is associated with a residential dwelling, no Planning approval is required.

## **Additional Information**

For detailed advice about shade sails, please call the Shire of Broome Building Services on 9191 3456.

## **Requirement Checklist Notes**

- A Building Permit is required before commencing any work;
- A Building Permit is required for all shade sails;
- A Practising Structural Engineer’s certified detail is required for the shade sail
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Permit Application, showing heights and setbacks of the shade sail posts;
- A separate Planning Approval may be required if the property is zoned other than ‘Residential’.

## **Disclaimer**

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.